



# Harcourt Terrace, Earl's Court, SW10

Asking Price: £1,130,000

 Benham  
& Reeves

# Harcourt Terrace, Earl's Court, SW10

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

An exquisite conversion arranged over the raised ground floor of an attractive period building. The apartment spans approximately 644 square feet of internal living space. This well-proportioned property consists of two double bedrooms, open-plan living room/kitchen and a three piece bathroom suite. Entering the property, you are welcomed by a bright living room, the kitchen provides integrated appliances such as built-in dishwasher and oven. The principal bedroom and the second double bedroom benefit from convenient built-in wardrobes and carpeted flooring. Throughout the property, it is bright and airy and boasts high ceilings.

Harcourt Terrace is a prestigious address situated in the heart of Chelsea, one of London's most sought after neighbourhoods. Located on a picturesque, tree lined street, residents enjoy a tranquil atmosphere while being in close proximity to the vibrant amenities of Fulham Road, including boutique shops, fine dining, and cultural attractions.

The area is well-served by public transport, with easy access to both Earl's Court (Zone 1 and 2 - Piccadilly and District line) and Gloucester Road tube stations (Zone 1 - Circle, District and Piccadilly).





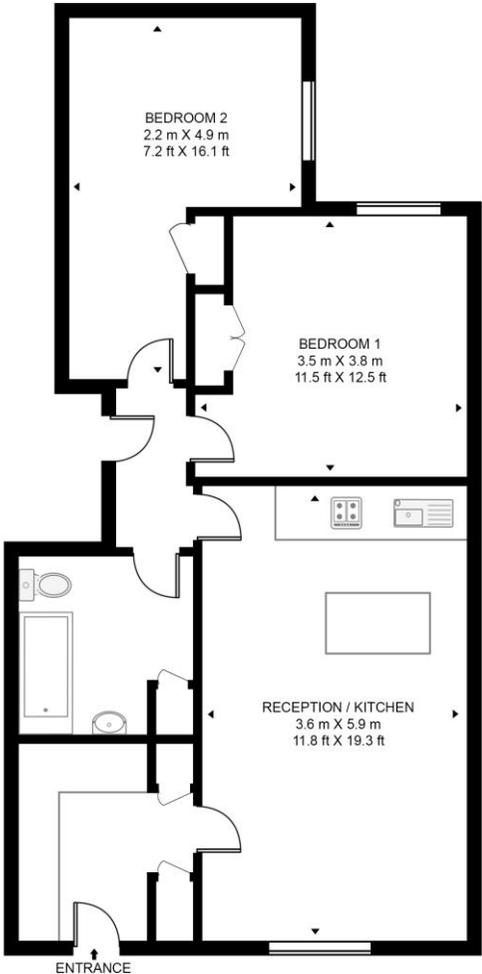
## Property Features:

- Two Bedrooms
- Private Entrance
- Raised Ground Floor
- South-West facing Reception Room with sash windows
- Period Property
- 644 Square Feet (Approx.)
- Well situated for amenities and transport
- Earls Court and Gloucester Road Station (0.7 Miles)



**HARCOURT TERRACE**

APPROXIMATE GROSS INTERNAL FLOOR AREA 644 SQ.FT (59.8 SQ.M)



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£1,130,000
Tenure:	Leasehold Expires 24/12/2996 Approximately 972 Years Remaining
Ground Rent:	Nil
Service Charge:	£9,911.31 (per annum) to June 2024
Anticipated Rent:	£4,324.00 pcm Approx. 4.6% Yield

## Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: KEW240021

T: 020 3282 3700

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